



John Fouts <fouts.john@gmail.com>

URGENT: HUD & DOJ Notified – Retaliatory Eviction Scheme, Rent Fraud, and Federal Housing Violations | Mold, Water Damage, Electrical Risk – 3/21/2025

1 message

John Fouts <fouts.john@gmail.com>

Fri, Mar 21, 2025 at 3:32 PM

To: Lauren Stallings <lstallings@vida-management.com>, Station Jtown <stationjtown@vida-management.com>, Teresa Ramon <tramon@vida-management.com>
 Cc: AndrewZeh.MapleLaw@gmail.com, Camille Robinson <crobinson@lmha1.org>, Elizabeth <strojan@lmha1.org>, Deborah Gilbert <gilbert@lmha1.org>, Rose McCarty <mccarty@lmha1.org>, Irina Bassett <bassett@lmha1.org>, Terri Thornton <thornton@lmha1.org>, "Pack, Laura K" <Laura.K.Pack@hud.gov>, "McNeil, Frank H" <frank.h.mcneil@hud.gov>, housing.complaints@usdoj.gov, Nicole.A.Hayden@hud.gov, ComplaintsOffice04@hud.gov, ComplaintsOffice03@hud.gov, FHEOcomplaintsOffice06@hud.gov, "Berrocal, James" <James.Berrocal@hud.gov>, "Robey, Abby Deanna" <Deanna.L.Robey@hud.gov>
 Bcc: Aprile Rickert <april.rickert@newsandtribune.com>, wave-newsdesk@gray.tv, tips@theintercept.com, tips@politico.com, news@wdrb.com, news@wave3.com, "Gee, Dawne" <dgee@wave3.com>, assign@whas-tv.com, report@spicenter.org, ComplaintsOffice09@hud.gov, Clare_Slattery@grassley.senate.gov, josh_sorbe@judiciary-dem.senate.gov, alexandra_golden@welch.senate.gov, Chris Kenning <ckenning2@gmail.com>, usakye.civilrights@usdoj.gov, USAKYW.webmaster@usdoj.gov, USAKYW-CivilRights@usdoj.gov, usadc.webmaster@usdoj.gov, "Bradley.Ingram@usdoj.gov" <BRADLEY.INGRAM@usdoj.gov>, foxnewstips@foxnews.com, foxreport@foxnews.com, foxnewsinvestigates@foxnews.com, A.C.Thompson@propublica.org

URGENT Health & Safety Violations – Water Leak, Mold Growth, & Rent Fraud

To: Lauren Stallings, Teresa Ramon, Andrew Zeh (Legal Counsel)
 CC: Louisville Metro Housing Authority (LMHA), HUD, Relevant Oversight Agencies

Dear Ms. Stallings, Ms. Ramon, and Mr. Zeh,

This email serves as **formal notice of serious health and safety violations, fraudulent rent rejection, and ongoing tenant rights violations** at my residence, **2904 Sitka Dr. L29 Louisville, KY 40299 (Station J-Town aka New Chestnut Ridge Apartments LLC, a Vida-Management, Inc. property).**

1. WATER LEAK, MOLD GROWTH, AND ELECTRICAL HAZARD

I have documented **an active water leak from the ceiling in my bathroom, directly next to an electrical light fixture**. Water is dripping **onto the floor, causing structural weakening**, and mold has already begun growing in the area.

Your failure to address this **immediate safety hazard** is a **direct violation** of:

- HUD's Uniform Physical Condition Standards (UPCS),
- Fair Housing laws,
- Federal tenant protection statutes.

Immediate corrective action required:

- Repair the leak immediately to prevent further property damage and electrical risk.
- Hire an independent, third-party environmental specialist experienced in mold-related illness to conduct comprehensive testing, including air quality, surface sampling, and mycotoxin analysis.
- Provide a written report of the mold inspection and all findings released to me as soon as received without any modifications.

2. RENT FRAUD – ILLEGAL PAYMENT REJECTION

In a **coordinated effort to fabricate an eviction scenario**, my rent payment was:

- **Refused through the Rent Café portal** - I no longer am able to pay with an account through RentCafe (even though LMHA is still able to submit payments through the same system).
- **Sent via FedEx Overnight, delivered, signed for, then unlawfully returned to me—after being opened and resealed.**

This **fraudulent activity** is a blatant attempt to create false grounds for eviction, violating:

- The Fair Housing Act (42 U.S.C. § 3601 et seq.),
- Tenant rights under HUD and LMHA regulations,
- Federal and state laws prohibiting retaliatory eviction.

3. DEMAND FOR IMMEDIATE RESPONSE

Immediate mold and leak remediation with proper third-party environmental assessment.

- **Restoration of my ability to pay rent through the portal.**
- **A written explanation of why my rent payment was unlawfully rejected, opened, and returned, while the LMHA portion was accepted.**
- **Confirmation that all eviction attempts based on your fraudulent actions will be withdrawn.**

I will be reporting this to:

- HUD's Office of Fair Housing and Equal Opportunity (FHEO),
- The U.S. Department of Justice,
- Federal and state enforcement agencies for tenant fraud and housing discrimination.

I expect a **written response within 24 hours** confirming the corrective actions taken.

See Photos and Files Attached.

March 21, 2025 at 1:10 PM
Jeffersontown - 5,327 of 5,340



March 21, 2025 at 1:10 PM
Jeffersontown - 5,326 of 5,340



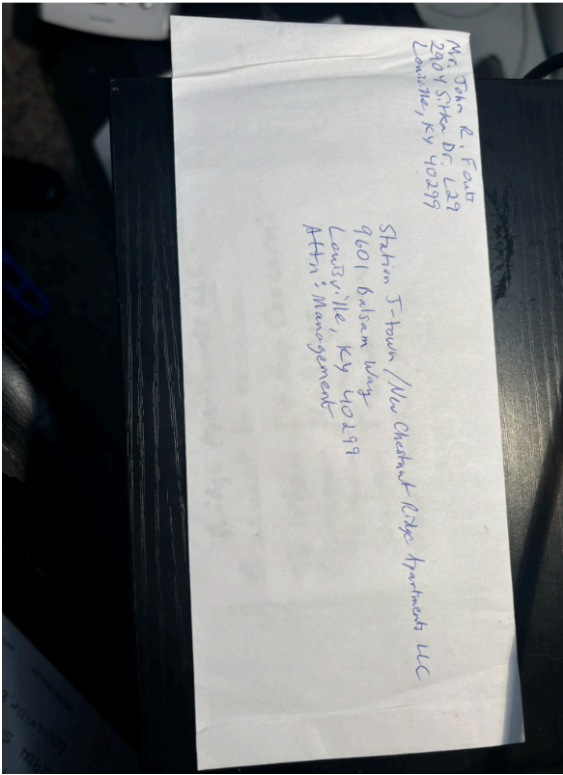
March 21, 2025 at 1:10 PM
Jeffersontown - 5,325 of 5,340



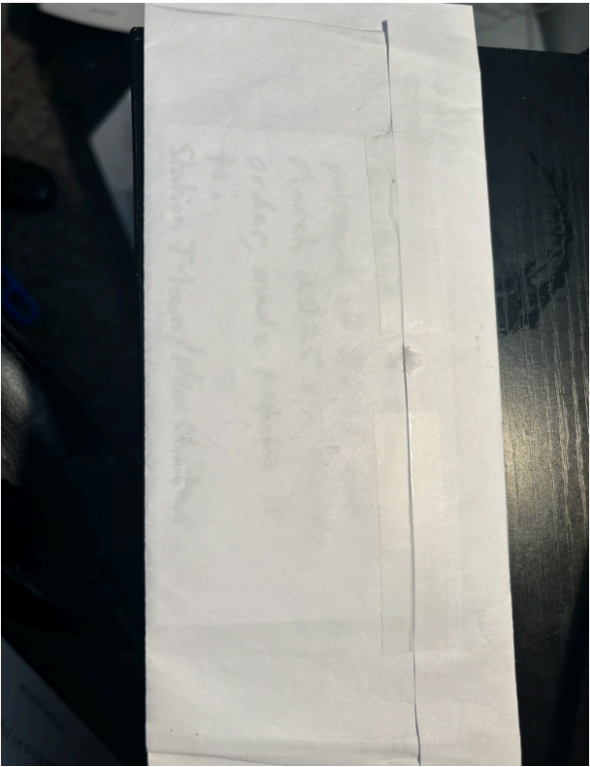
March 21, 2025 at 1:10 PM
Jeffersontown - 5,324 of 5,340



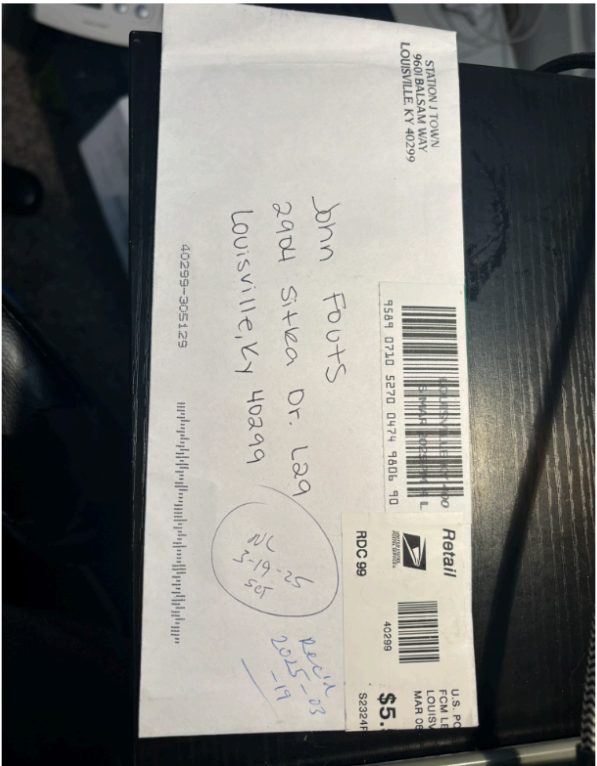
March 21, 2025 at 2:40 PM
Jeffersontown · 5,337 of 5,340



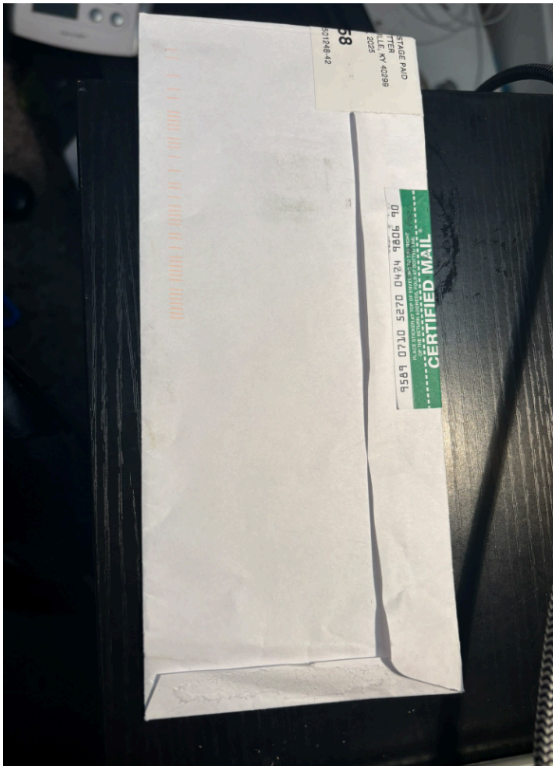
March 21, 2025 at 2:40 PM
Jeffersontown · 5,338 of 5,340



March 21, 2025 at 2:41 PM
Jeffersontown · 5,339 of 5,340



March 21, 2025 at 2:41 PM
Jeffersontown · 5,340 of 5,340



March 4, 2025 at 10:31 PM
Jeffersontown - 4,670 of 5,340



Gmail - Your shipment was delivered 772486587526

John Fouts <fouts.john@gmail.com>

Your shipment was delivered 772486587526

Thu, Mar 6, 2025 at 9:39 AM

Ex.

Your shipment was delivered.

Received by
T.Greene

How was your delivery?

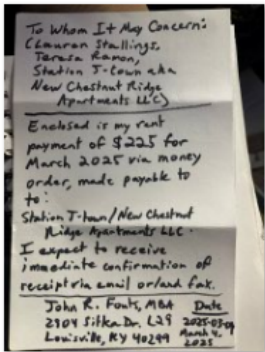
☆☆☆☆☆

Tracking ID 772486587526

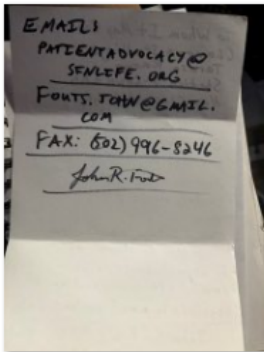
<https://mail.google.com/mail/u/0/?ik=dabf51a7f6&view=pt&search=all&permthid=thread-f:1825856032122382745%7Cmsg-f:1825856032122382745&...> 1/3

<https://www.fedex.com/shippingplus-payment/en-us/transaction-record>

1/1



2025-MAR-RENT-NOTE-STATION-JTO
WN-PAGE-1-JRF-HANDWRITTEN..JPEG



2025-MAR-RENT-NOTE-STATION-JTO
WN-PAGE-2-JRF-HANDWRITTEN..JPEG

2025-03-21-RENT-CAFE-LMHA-PORTAL-VERIFIES-THEY-ACCEPTED-MONEY-FROM-LMHA-BUT-REFUSE-TO-ACCEPT-MONEY-FROM-ME-TO-FALSELY-CREATE-EVICTION-SCENARIO.pdf - Adobe Acrobat Pro (64-bit)

File Edit View E-Sign Window Help

Home Tools 2025-03-21-RENT-... x

Sort Type

GO EXCEL PDF

10 records per page

Search:

Payee Name	Payment Month (MM/YYYY)	EFT/ Check#/ Adj#	Amount	Unpaid Amount	Notes
New Chestnut Ridge Apartments LLC	03/2025	ACH- 866710	\$1,390.00	\$0.00	:HAP 03/25 Fouts, John 2904 Sitka Dr 29, , Louisville KY 40299

Payee Name	Payment Month (MM/YYYY)	EFT/ Check#/ Adj#	Amount	Unpaid Amount	Notes
New Chestnut Ridge Apartments LLC	02/2025	ACH- 860090	\$1,390.00	\$0.00	:HAP 02/25 Fouts, John 2904 Sitka Dr 29, , Louisville KY 40299

54°F Mostly sunny

Search

3:26 PM 2025-03-21

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Recipients sign online for free.
[Request E-signatures](#)

Sincerely,

John R. Fouts
2904 Sitka Dr. L29
Louisville, KY 40299

Phone: 502.956.0052 (Text Only – ADA Accommodations)
Fax: 502.996.8246 (HIPAA Compliant)
Email: fouts.john@gmail.com | PatientAdvocacy@sfnlife.org

4 attachments



2025-03-14-MAR-RENT-ENVELOPE-RECEIPT-AND-MONEY-ORDER-INNER-ENVELOPE.JPEG
744K



2025-03-21-RENT-CAFE-LMHA-PORTAL-VERIFIES-THEY-ACCEPTED-MONEY-FROM-LMHA-BUT-REFUSE-TO-ACCEPT-MONEY-FROM-ME-TO-FALSELY-CREATE-EVICTION-SCENARIO - Copy.pdf
148K



2025-03-21-RENT-CAFE-LMHA-PORTAL-VERIFIES-THEY-ACCEPTED-MONEY-FROM-LMHA-BUT-REFUSE-TO-ACCEPT-MONEY-FROM-ME-TO-FALSELY-CREATE-EVICTION-SCENARIO.pdf
148K



2025-03-21-RENT-CAFE-SHOWING-NO-ACCESS-TO-PORTAL-FOR-STATION-JTOWN - Copy.pdf
680K